Tyersal Gardens, Bradford, BD4 8AX

£320,000

E&H dkins Holmes
ESTATE AGENTS

LAST TWO AVAILABLE

Nearing completion is this five bedroom property which has been completed to a high standard throughout.

Ideally suited for modern family living, the five bedroom property has a spacious dining kitchen and living room. The property has well proportioned bedrooms, two of which have en-suite and excellent size lawn garden.

An viewing is strongly recommended

To the Ground Floor:

Cloakroom

Entrance Hall

Lounge 16'9" x 11'8" (5.12 x 3.57)

Dining Kitchen 24'2" x 16'7" (7.37 x 5.06)

To the First Floor:

Bedroom Two 13'8" x 14'4" (4.17 x 4.38)

Bedroom Three 14'4" x 11'10" (4.37 x 3.62)

Bedroom Four 12'5" x 9'10" (3.80 x 3.01)

Bedroom Five 9'10" x 9'10" (3.01 x 3.01)

To the Second Floor:

Master Bedroom 17'9" x 17'6" (5.42 x 5.35)

En-Suite

To the Exterior:

Parking
Driveway parking

Garage
Single detached or integral depending on plot.

Garden
Enclosed lawn and patio garden,

Notes
Please note measurements were taken from plot 6 and vary from plot to plot.

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

First Floor

Second Floor